

C14

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0048.0A

P.C. DATE: September 22, 2015
September 8, 2015

SUBDIVISION NAME: Resubdivision of Lot 12, Block D, Lakeshore Village

AREA: 0.285 acres

LOTS: 2

APPLICANT: Daniel Campsey & Mark Waugh

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 3600 Meredith Street

GRIDS: MG-25

COUNTY: Travis

WATERSHED: Lake Austin

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 10

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: West Austin

SIDEWALKS: Sidewalks will be provided along Meredith Street and Raleigh Avenue.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision plat namely, Resubdivision of Lot 12, Block D, Lakeshore Village. The resubdivision plat consists of 2 lots on 0.285 acres.

The Flood Plain reviewer, Henry Price, has verified that this property is not within the 100-year floodplain. He has provided a map that is attached to this material.

The Drainage Engineering Reviewer, Ron Czajkowski, has provided information that the existing impervious cover is 39%. Mr. Czajkowski, along with the Environmental Reviewer, Atha Phillips instructed the applicant to add a plat note that will limit the development on the 2 lots to 30%. This is allowed maximum per the watershed that this site is located in (Lake Austin). Mr. Czajkowski further provided the following information: "Post-development storm runoff has been demonstrated to be less than existing due to the decrease in impervious cover. Applicant's engineer has indicated no increase in flooding conditions from stormwater flows from the subdivision at build-out conditions."

The Hydro Geologist reviewer, Sylvia Pope, inspected the site and did not find any evidence of a CEF on this site. She instructed the applicant to add a plat note: "This site is subject to the City of Austin's Void and Water Flow Mitigation Rule." Since she viewed there are potential CEF's nearby according to available cave maps accessible to her.

It should be further noted that the sealing engineer has stated on the plat that this land does not fall within the 100-year floodplain.

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STAFF RECOMMENDATION: Staff recommends approval of the resubdivision plat. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION: 9/8/15: Postponed to 9/22/15.

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

Drainage Engineer: Ron Czajkowski
Email: Ron.Czajkowski@austintexas.gov

PHONE: 512-974-6307

Flood Plain: Henry Price
Email: Henry.Price@austintexas.gov

PHONE: 512-974-1275

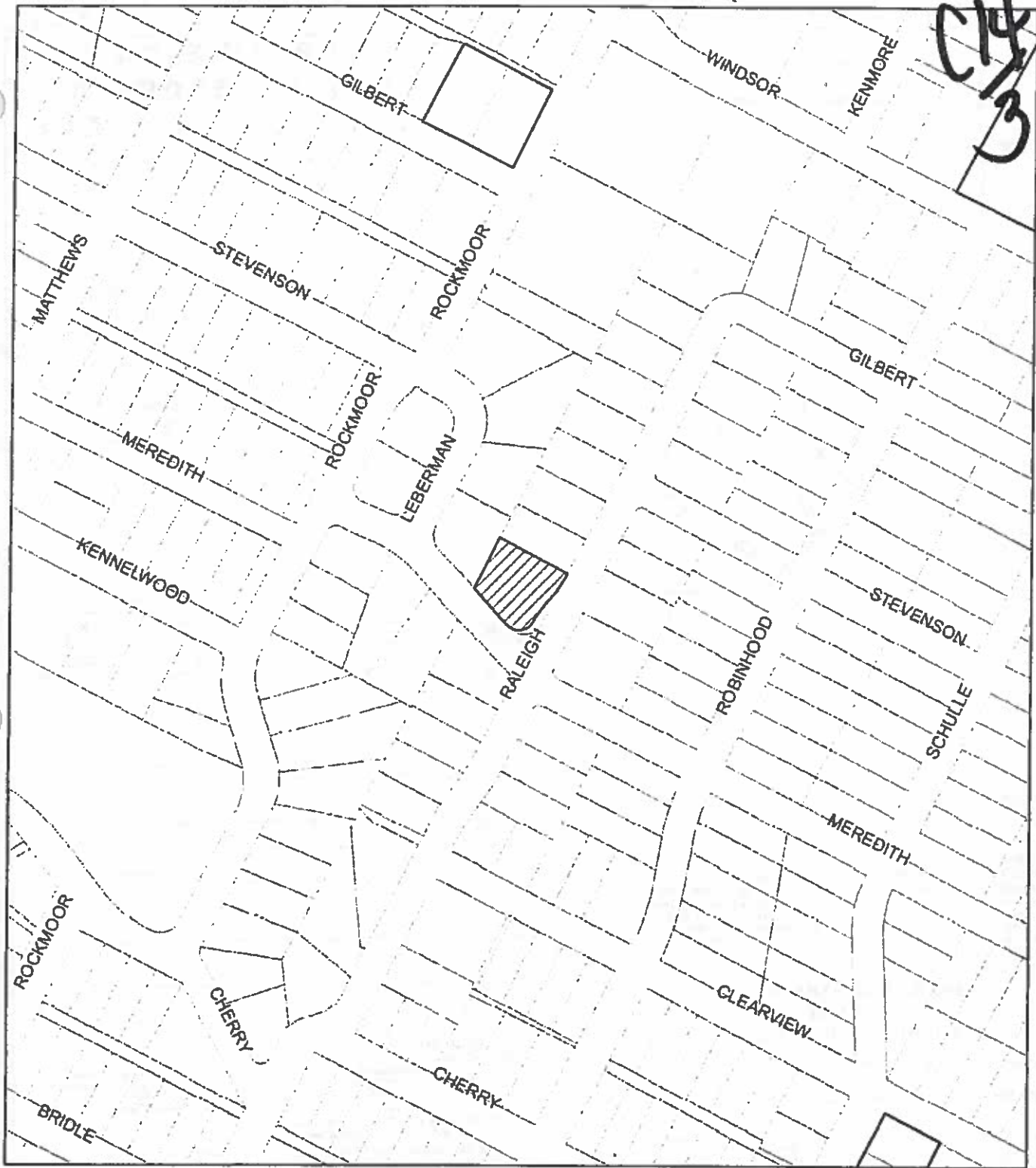
Hydro Geologist: Sylvia Pope
Email: Sylvia.Pope@austintexas.gov

PHONE: 512-974-3429

Environmental Review: Atha Phillips
Email: Atha.Phillips@austintexas.gov

PHONE: 512-974-6303

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Subject Tract
Base Map

CASE#: C8-2015-0048.0A
LOCATION: 3600 Meredith St



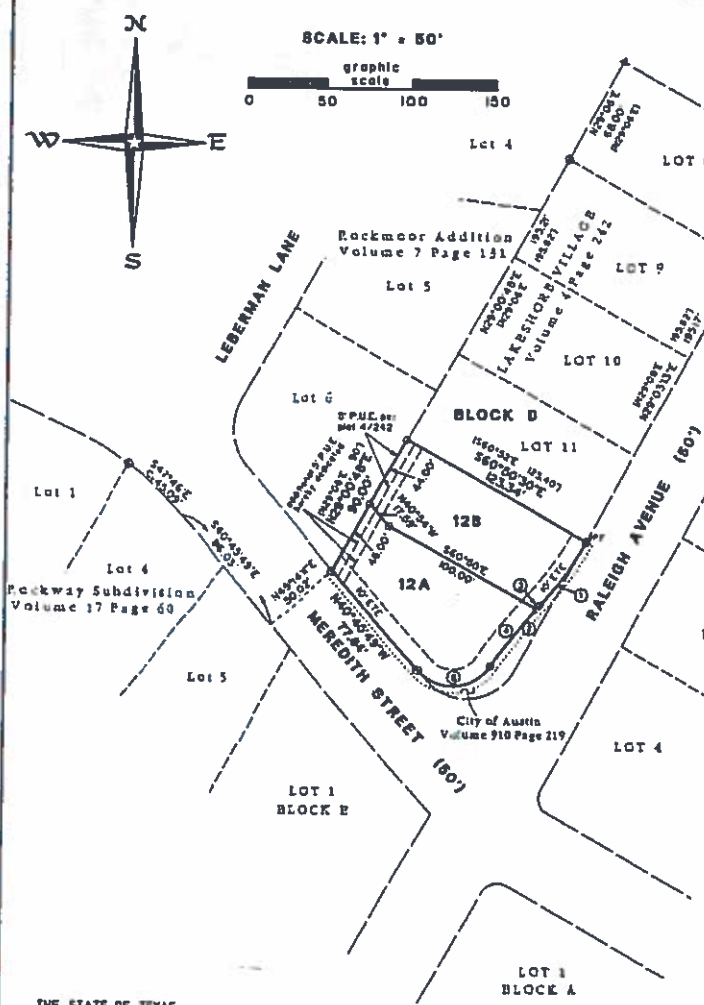
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

C14

RESUBDIVISION OF LOT 12 BLOCK D LAKESHORE VILLAGE

PLAT PREPARATION DATE: February 23, 2015
APPLICATION SUBMITTAL DATE: April 23, 2015



- Legend**
- Iron Rod Found
 - Iron Pipe Found
 - Iron Rod Found with plastic cap imprinted with "Corson and Bush"
 - PK. Nail Found
 - Iron Rod Set with plastic cap imprinted with "Wall Corson, Inc."
- (Record Bearing and Distance)
ETC = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2

Lot 12A = 6,415 Square Feet
Lot 12B = 6,002 Square Feet

Total Area = 12,417 Square Feet = 0.285 Acre

CURVE DATA

①	②	③	④	⑤
Δ = 14°10'58"	Δ = 8°38'38"	Δ = 0°38'42"	Δ = 0°56'57"	Δ = 105°43'30"
R = 191.02'	R = 201.25'	R = 201.25'	R = 281.25'	R = 27.13'
T = 23.84'	T = 23.60'	T = 1.50'	T = 22.01'	T = 35.92'
C = 47.31'	C = 47.04'	C = 3.17'	C = 43.88'	C = 43.28'
A = 47.43'	A = 47.10'	A = 3.17'	A = 43.93'	A = 30.08'
CB = S36°22'33"W	CB = S38°18'31"W	CB = S42°48'59"W	CB = S37°59'10"W	CB = S86°22'28"W

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS,

That we, Daniel Campsey and Mark Waugh, owners of all of Lot 12, Block D, Lakeshore Village, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 242 of the Plat Records of Travis County, Texas, less that portion as conveyed to the City of Austin by deed recorded in Volume 810 Page 218 of the Deed Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 205076258 of the Official Public Records of Travis County, Texas said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 12 in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 12 BLOCK D LAKESHORE VILLAGE

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the ____ day of _____, A.D. 20__

Daniel Campsey
P.O. Box 5240
Austin, Texas 78763

Mark Waugh
P.O. Box 5240
Austin, Texas 78763

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D. 20__, did personally appear Daniel Campsey and Mark Waugh, known to me to be the persons whose name is subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the ____ day of _____, 20__

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the ____ day of _____, 20__, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 20__ A.D.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20__, A.D., at ____ o'clock ____ M. Plat Records of said County and State in Document No. _____

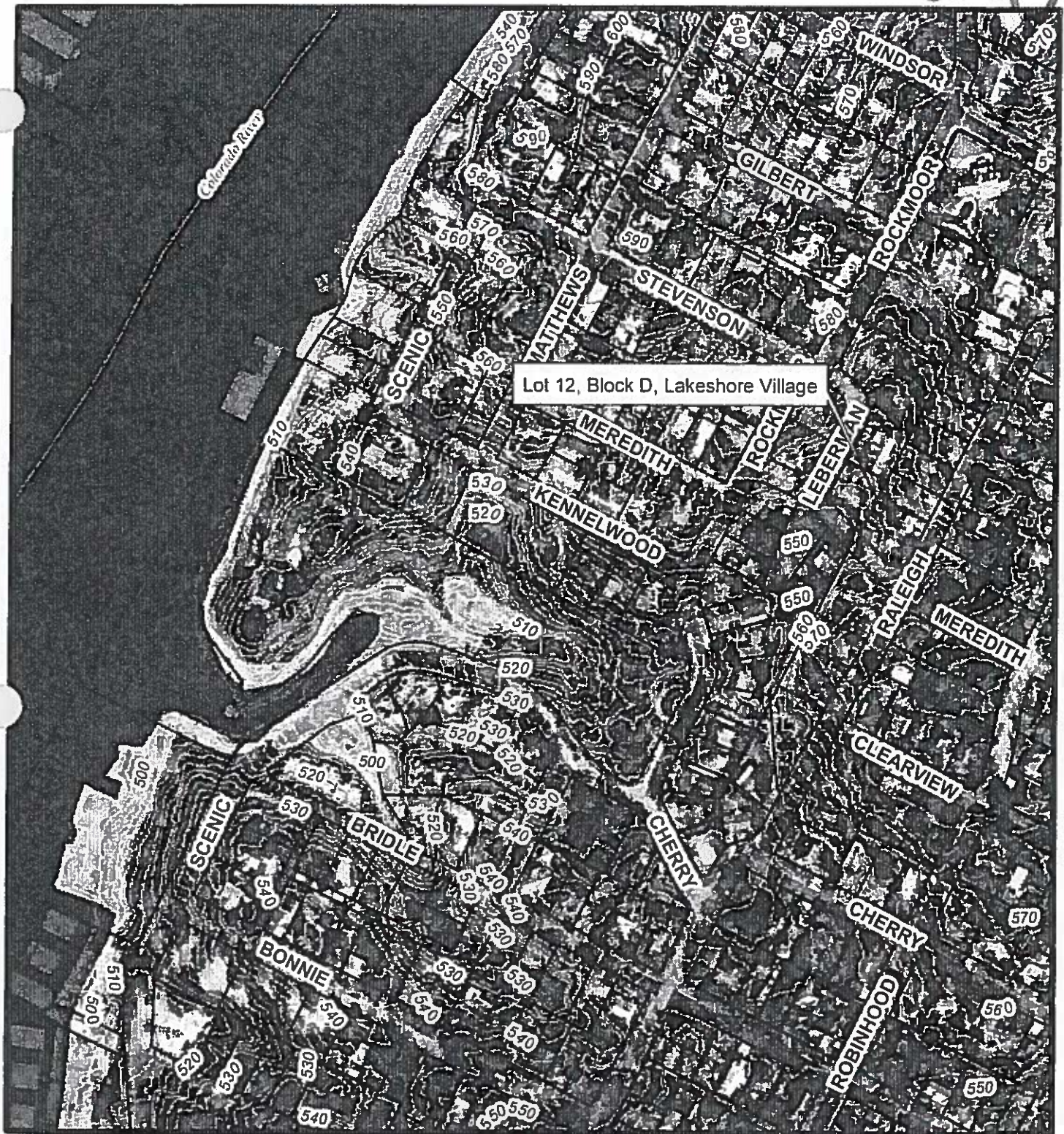
Official Public Records of Travis County, Texas.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

01415



Effective City of Austin Floodplains



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This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin Fully Developed
& FEMA Flood Zone

FEMA Flood Zone

0 2% ANNUAL CHANCE FLOOD HAZAR

100-year Floodplain Zone AE

Prepared: 16 Sept 2015

0 130 260 520 Feet

PUBLIC HEARING INFORMATION

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

Robert Givins

Your Name (please print)

☒ I am in favor
☐ I object

2005 Raleigh Ave

Your address(es) affected by this application

Robert Givins

Signature

Date

Daytime Telephone: 512-289-8057

Comments: We just don't want

a duplex - NO venters please

If you use this form to comment, it may be returned to:
City of Austin - Development Service Department / 4th Fl

Sylvia Limon
P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

Jacque Divil
Your Name (please print)

2005 Raleigh Ave
Your address(es) affected by this application

Jacque Divil
Signature

8-26-15
Date

Daytime Telephone: *512-289-8057*

Comments:

We prefer no duplex with
reside

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned to:

City of Austin - Development Service Department / 4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

Kate Dover

Your Name (please print)

2006 Leberman Lane

Your address(es) affected by this application

[Handwritten Signature]

Signature

Daytime Telephone: (512) 658-4241

Date

8/24/15

Comments: The rules are the rules!

☐ I am in favor
☒ I am object

If you use this form to comment, it may be returned to:
City of Austin – Development Service Department / 4th Fl

Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

At such public hearings, applicants and/or their agent(s) are expected to attend a public hearing. You are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

Bret Waters
Your Name (please print)

☐ I am in favor
☒ I object

3505 Clearview Drive
Your address(es) affected by this application

Bret Waters
Signature

Aug. 28, 2015
Date

Daytime Telephone: 650-269-9282

Comments:

Concern about neighborhood becoming over crowded.

If you use this form to comment, it may be returned to:
City of Austin - Development Service Department / 4th Fl

Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

Your Name (please print) Barbara Myers

☐ I am in favor
☒ I object

Your address(es) affected by this application 2103 Robin Hood Trail

Barbara Myers

Signature

8/27/15

Date

Daytime Telephone: (512) 476 9025

Comments:

I hate to see yet another large lot being cut into four small ones to accommodate two houses close together. There is happening all too often in my neighborhood. The resulting too decaying leaves very little for shade in which children can play, particularly when they ride their bikes into the street without looking for cars approaching.

If you use this form to comment, it may be returned to:

City of Austin - Development Service Department / 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Public Hearing: September 8, 2015, Planning Commission

Kristen & Mark Halman

Your Name (please print)

3605A Meredith St 78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-913-3967

Comments:

Our house and 3 other houses at 3605B and 3607A & B flooded on Memorial Day 2015, due to failure of our drainage system, which goes directly into a cave under the area. The cave has had a partial collapse or other integrity issue in the last 15 years. At a meeting with city staffed engineers in spring 2015, we were told that more dense building would be a bad idea. We have not been able to live in our house in City of Austin - Development Service Department / 4th Fl

If you use this form to comment, it may be returned to:

Sylvia Limon
P.O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

3 months over

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Public Hearing: September 8, 2015, Planning Commission

Your Name (please print) Laura Bob Gim

☐ I am in favor
☒ I object

2001 Raleigh Ave. Austin 78703

Your address(es) affected by this application

[Signature]

Signature

9.7.15

Date

Daytime Telephone: 512-472-4404

Comments:

We need lower density housing
in this area of high flooding.
I am also concerned about the heavy
machinery and its impact on the cars.
I have looked as a geologist and
hydrogeologist and this seems like
poor planning, that could result in
substantial environmental damage

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Sylvia Limon

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Austin, TX 78767-8810

C14/13

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0048.0A
Contact: Sylvia Limon, 512-974-2767 or Cindy Castillas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

Donna Jo Nye-Sparks
Your Name (please print)

3607 MEEDITH A+B
Your address(es) affected by this application

Signature 9/7/2015
Date

Daytime Telephone: 952-335-2277

Comments: Our house was located in
a several oceans due to the
collapse of the cave that is
beneath our neighborhood. My
concern is that construction
and heavy density ~~could~~ housing
could further jeopardize the
stability of the cave and therefore
our houses.

If you use this form to comment, it may be returned to:
City of Austin - Development Service Department / 4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Contact: Sylvia Limon, 512-974-2767 or Cindy Castillas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

Dacque Corion
Your Name (please print)

☐ I am in favor
☒ I object

2005 Robert Ave
Your address(es) affected by this application

Austin Regularly *9-7-15*
Signature Date

Daytime Telephone: *512-289-8051*

Comments: *We prefer no rental property and have concerns about the lot will affect the flooding.*

If you use this form to comment, it may be returned to:
City of Austin - Development Service Department / 4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

Robert E. Swick

Your Name (please print)

☐ I am in favor
☒ I object

2065 Raleigh Ave

Robert E. Swick

Your address(es) affected by this application

Signature

9-7-15

Daytime Telephone: *512-289-8057*

Date

Comments:

We do not want Rental Properties, ~~we~~ SP: Having the lot would make the flooding problems worse.

If you use this form to comment, it may be returned to:
City of Austin -- Development Service Department / 4th Fl

Sylvia Limon
P. O. Box 1088

Austin, TX 78767-8810

